



PLANNING AND ZONING STAFF REPORT
December 2, 2025, Planning and Zoning Board Meeting

VRE PSL Landco, LLC Variance
Project No. P25-135



SUMMARY

Applicant's Request:	Variances to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 4. 1. d. which requires a fueling station canopy length to not exceed 120 linear feet. The property owner seeks a variance of 34 feet to allow for a fueling station canopy length of 154 linear feet.
Application Type:	Variance, Quasi-Judicial
Applicant/Owner:	Kimley-Horn and Associates / VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from agent, Kimley-Horn and Associates, on behalf of the property owner VRE PSL Landco, LLC., to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 4. 1. d. which requires a fueling station canopy length to not exceed 120 linear feet. The property owner seeks a variance of 34 feet to allow for a fueling station canopy length of 154 linear feet. The subject property is zoned General Commercial (CG) and is generally located at the northwest corner of SW Port St. Lucie Boulevard and Becker Road. The property is legally described as Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.

Background

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on November 20, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

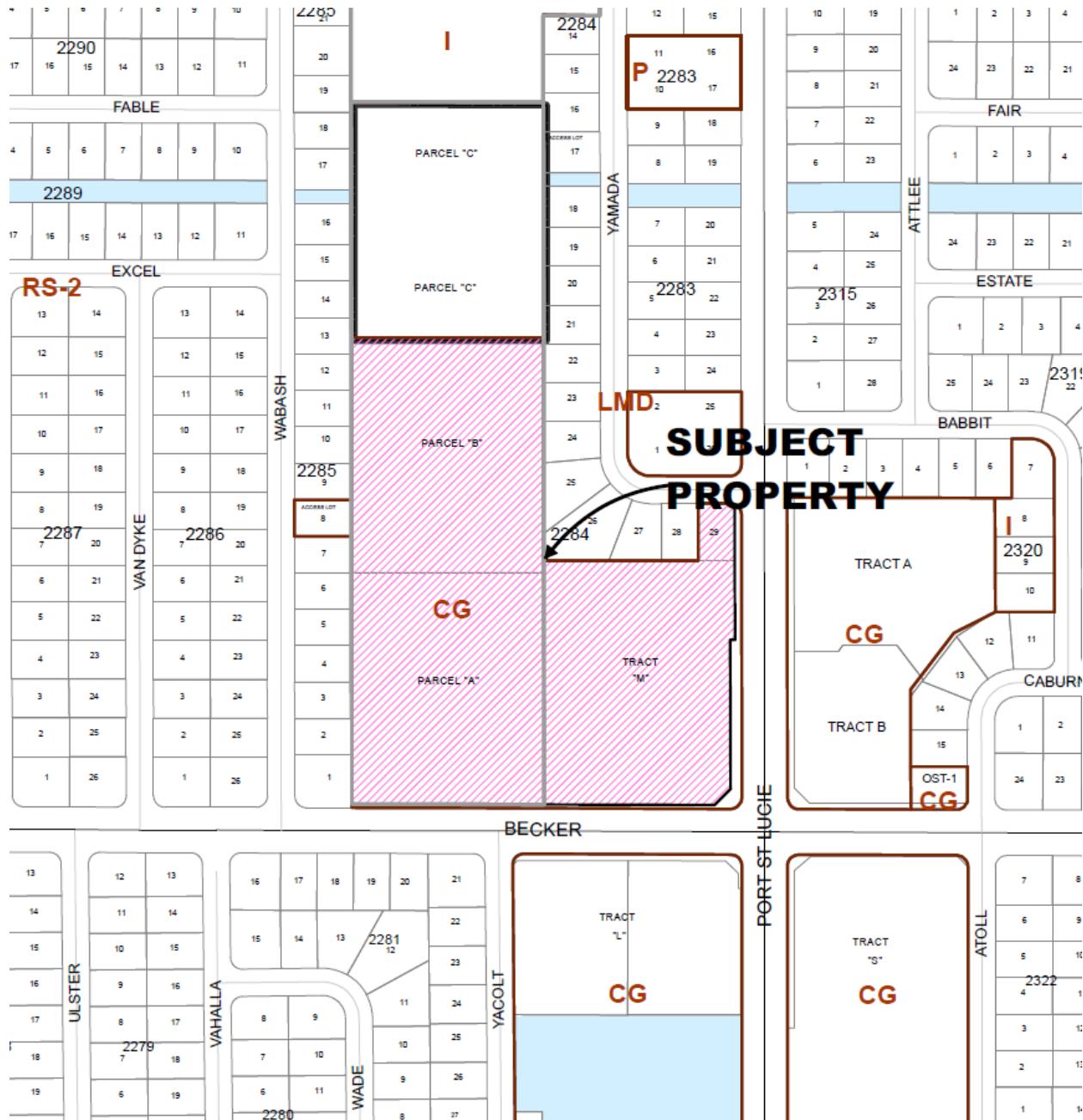
Location and Site Information

Parcel Numbers:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three
Address:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Future Land Use:	CG - General Commercial
Existing Zoning:	CG - General Commercial
Existing Use:	Vacant

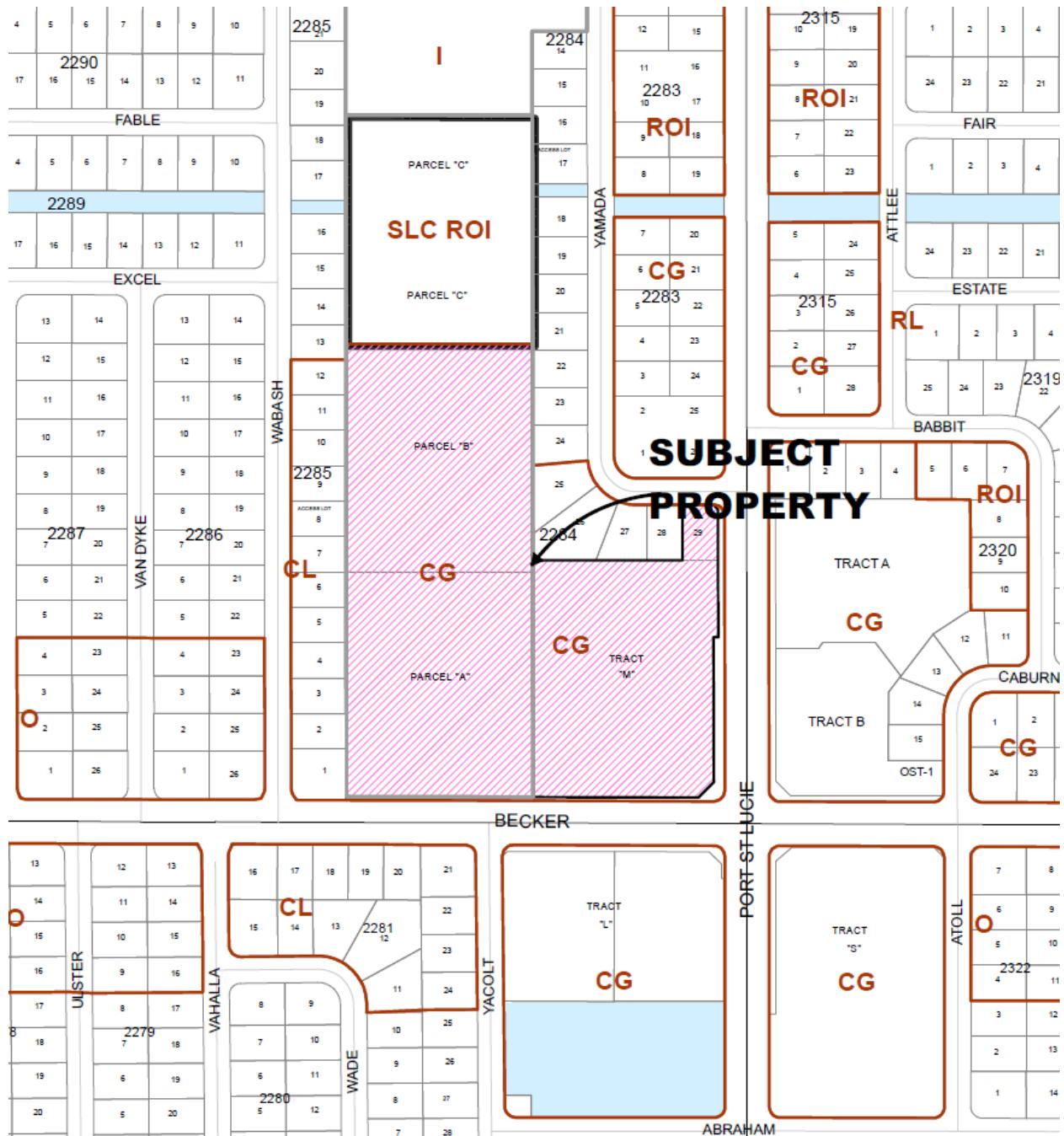
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1



Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158.295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Applicant's Response: The site falls within the Becker Road Overlay District (BROD) which specifies additional criteria from general planning and zoning requirements.*
 - *Staff Findings: No special conditions and circumstances exist. The property is zoned General Commercial and is located within the Becker Road Overlay District. The Becker Road Overlay District Design Standards, Section 3.4-4.1.d limits the length of a gas station canopy to 120 linear feet maximum.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Applicant's Response: These conditions are not a result of actions from the applicant.*
 - *Staff Findings: There are no special circumstances associated with the subject property. The design of the canopy is to provide the desired size of the applicant.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Applicant's Response: This The proposed variance will not grant any special privilege that would be a disadvantage to others within the district. The Wawa on the SW corner of Becker Rd and PSL Blvd has 8 fuel pumps which is two pumps more than Circle K proposes. Additionally, Circle K building will encumber the view of the of the fueling canopy by being positioned on the side of Becker Road.*
 - *Staff Findings: The granting of this variance will confer special privileges on the current owners/tenant. The property is zoned General Commercial and is subject to the Becker Road Overlay Design standards. All other General commercial development that would not be subject to the Overlay district would still be subject to the Citywide Design Standards and would be limited to 140 linear feet of length maximum for the gas station canopy structure.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: The Wawa located on the SW corner of Becker Road and PSL Blvd., and under the same BROD standard has site geometry which is able to accommodate 8 fueling pumps and a canopy in compliance with the BROD standards. The Circle K site is requesting only 6 pumps in an inline 154' canopy due to site geometry which does not allow for double stacked pumps. If canopy length was to be 120' only 5 fueling pumps could be constructed which is a significant economic disadvantage to the Wawa property.*
- *Staff Findings: There is no other property in the Becker Road Overlay District that has not met the requirement of the maximum length. The property is subject to the Becker Road Overlay Design Standards. That literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would not work unnecessary and undue hardship on the applicant. The applicant has platted and designed the property as they have wanted for the applicants desired layout.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: The proposed variance of 154' canopy is the minimum length able to accommodate six fuel pumps.*
- *Staff Findings: The granting of this request is the minimum that has been proposed to accommodate the applicants design of the property.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Applicant's Response: The general intent for canopy length per BROD standard is to limit fueling pumps to an appropriate amount. With 6 proposed pumps under the requested canopy variance, the site design is aligned with the intent of the BROD standard.*
- *Staff Findings: The proposed increase of the length of the gas station canopy is greater than the intended maximum size permitted by the Becker Road Overlay Design Standards. The granting of the variance would not be injurious to the involved or otherwise detrimental to the public welfare. Additional buffering is required. The site's landscape plan provides enhanced perimeter landscaping. Staff recommends the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year round semi-opaque buffer from the sidewalks and streets.*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Applicant's Response: Acknowledged.*
- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve the variance

If approved, staff recommends the following condition of approval:

- The area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3- foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).